

Fill in this information to identify the case:

Debtor name 12th & K St. Mail Partners, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 2 22-bk-10061-BR

☐ Check if this is an
amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☒ *Amended Schedule* Amended Creditors Holding 20 Largest Unsecured Claims
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 20, 2022

x


Signature of individual signing on behalf of debtor

Robert W. Clippinger
Printed name

Managing Member
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name 12th & K St. Mall Partners, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 2:22-bk-10061-BR

☐ Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**
Copy line 88 from *Schedule A/B*..... \$ 15,925,000.00

1b. **Total personal property:**
Copy line 91A from *Schedule A/B*..... \$ 875,580.93

1c. **Total of all property:**
Copy line 92 from *Schedule A/B*..... \$ 16,800,580.93

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)
Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 14,584,104.38

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**
Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 273.55

3b. **Total amount of claims of nonpriority amount of unsecured claims:**
Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ 272,449.28

4. **Total liabilities**
Lines 2 + 3a + 3b \$ 14,856,827.21

Fill in this information to identify the case:

Debtor name 12th & K St. Mall Partners, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 2:22-bk-10061-BR

☐ Check if this is an amended filing

Official Form 206A/B Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. **Checking, savings, money market, or financial brokerage accounts** (*Identify all*)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. First Republic

Checking account

7045

\$12,646.71

4. **Other cash equivalents** (*Identify all*)

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$12,646.71

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☐ No. Go to Part 4.
☒ Yes Fill in the information below. See attached list

11. **Accounts receivable**

11a. 90 days old or less:

141,185.20

-

0.00 =

\$141,185.20

face amount

doubtful or uncollectible accounts

Debtor 12th & K St. Mall Partners, LLC
Name

Case number (If known) 2:22-bk-10061-BR

11b. Over 90 days old: 721,749.02 - 0.00 =.... \$721,749.02
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$862,934.22

Part 4: Investments

13. **Does the debtor own any investments?**

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. **Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. **Does the debtor own or lease any real property?**

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.

Nature and extent of debtor's interest in property

Net book value of debtor's interest (Where available)

Valuation method used for current value

Current value of debtor's interest

Properties: The Cathedral Building - 1020 12th St Sacramento, CA 95814

Amount Receivable: Exclude 0.00

Tenant Status: Current and Notice

As of: 01/31/2022

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
The Cathedral Building - 1020 12th St Sacramento, CA 95814 - Unit 100 - Ellajack, Inc.										
Ellajack, Inc.	10/01/2020	10/01/2020	4210	CAM Charges	5,748.08	3,342.41	0.00	0.00	0.00	3,342.41
Ellajack, Inc.	11/01/2020	11/01/2020	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	11/01/2020	11/01/2020	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	11/01/2020	11/01/2020	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	11/01/2020	11/01/2020	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	12/01/2020	12/01/2020	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	12/01/2020	12/01/2020	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	12/01/2020	12/01/2020	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	12/01/2020	12/01/2020	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	01/01/2021	01/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	01/01/2021	01/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	01/01/2021	01/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	01/01/2021	01/01/2021	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	02/01/2021	02/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	02/01/2021	02/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	02/01/2021	02/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	02/01/2021	02/01/2021	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	03/01/2021	03/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	03/01/2021	03/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	03/01/2021	03/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	03/01/2021	03/01/2021	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	04/01/2021	04/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	04/01/2021	04/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	04/01/2021	04/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	04/01/2021	04/01/2021	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	05/01/2021	05/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	05/01/2021	05/01/2021	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	05/01/2021	05/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	05/01/2021	05/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Ellajack, Inc.	06/01/2021	06/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	06/01/2021	06/01/2021	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	06/01/2021	06/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	06/01/2021	06/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	07/01/2021	07/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	07/01/2021	07/01/2021	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	07/01/2021	07/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	07/01/2021	07/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	08/01/2021	08/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	08/01/2021	08/01/2021	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	08/01/2021	08/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	08/01/2021	08/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	09/01/2021	09/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	09/01/2021	09/01/2021	4110	Base Rent	35,495.79	35,495.79	0.00	0.00	0.00	35,495.79
Ellajack, Inc.	09/01/2021	09/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	09/01/2021	09/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	10/01/2021	10/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	10/01/2021	10/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	10/01/2021	10/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	10/01/2021	12/22/2021	4110	Base Rent	53,243.69	53,243.69	0.00	0.00	0.00	53,243.69
Ellajack, Inc.	10/04/2021	12/23/2021	4110	Base Rent	43,358.97	43,358.97	0.00	0.00	0.00	43,358.97
Ellajack, Inc.	11/01/2021	11/01/2021	4370	Storage	480.00	480.00	0.00	0.00	0.00	480.00
Ellajack, Inc.	11/01/2021	11/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	0.00	1,635.10
Ellajack, Inc.	11/01/2021	11/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	0.00	5,748.08
Ellajack, Inc.	11/01/2021	12/22/2021	4110	Base Rent	53,243.69	53,243.69	0.00	0.00	0.00	53,243.69
Ellajack, Inc.	12/01/2021	12/01/2021	4370	Storage	480.00	480.00	0.00	0.00	480.00	0.00
Ellajack, Inc.	12/01/2021	12/01/2021	5156	Tenant expense	1,635.10	1,635.10	0.00	0.00	1,635.10	0.00
Ellajack, Inc.	12/01/2021	12/01/2021	4210	CAM Charges	5,748.08	5,748.08	0.00	0.00	5,748.08	0.00
Ellajack, Inc.	12/01/2021	12/22/2021	4110	Base Rent	53,243.69	53,243.69	0.00	0.00	53,243.69	0.00
Ellajack, Inc.	01/01/2022	01/01/2022	4370	Storage	480.00	480.00	480.00	0.00	0.00	0.00
Ellajack, Inc.	01/01/2022	01/01/2022	5156	Tenant expense	1,635.10	1,635.10	1,635.10	0.00	0.00	0.00
Ellajack, Inc.	01/01/2022	01/01/2022	4210	CAM Charges	5,748.08	5,748.08	5,748.08	0.00	0.00	0.00
Ellajack, Inc.	01/01/2022	01/05/2022	4110	Base Rent	53,243.69	53,243.69	53,243.69	0.00	0.00	0.00
					770,483.20	768,077.53	61,106.87	0.00	61,106.87	645,863.79

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
The Cathedral Building - 1020 12th St Sacramento, CA 95814 - Unit 110 - The Karmic Leaf, LLC										
The Karmic Leaf, LLC	06/12/2020	06/12/2020	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	09/01/2020	09/01/2020	4355	Parking	175.00	175.00	0.00	0.00	0.00	175.00
The Karmic Leaf, LLC	09/16/2020	09/16/2020	2332	Key FOB Deposit	50.00	50.00	0.00	0.00	0.00	50.00
The Karmic Leaf, LLC	09/24/2020	10/11/2021	4110	Base Rent	3,759.15	1,518.30	0.00	0.00	0.00	1,518.30
The Karmic Leaf, LLC	09/24/2020	10/11/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	10/01/2020	10/01/2020	4355	Parking	175.00	175.00	0.00	0.00	0.00	175.00
The Karmic Leaf, LLC	10/01/2020	10/11/2021	4210	CAM Charges	334.15	334.15	0.00	0.00	0.00	334.15
The Karmic Leaf, LLC	10/01/2020	10/11/2021	4110	Base Rent	1,002.44	1,002.44	0.00	0.00	0.00	1,002.44
The Karmic Leaf, LLC	10/06/2020	10/11/2021	4340	Late Fee	576.10	576.10	0.00	0.00	0.00	576.10
The Karmic Leaf, LLC	10/27/2020	10/11/2021	4350	NSF Fee	250.00	250.00	0.00	0.00	0.00	250.00
The Karmic Leaf, LLC	11/01/2020	11/01/2020	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	11/01/2020	11/01/2020	4355	Parking	175.00	175.00	0.00	0.00	0.00	175.00
The Karmic Leaf, LLC	11/01/2020	10/11/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	11/06/2020	10/11/2021	4340	Late Fee	543.72	543.72	0.00	0.00	0.00	543.72
The Karmic Leaf, LLC	12/01/2020	12/01/2020	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	12/01/2020	12/01/2020	4355	Parking	175.00	175.00	0.00	0.00	0.00	175.00
The Karmic Leaf, LLC	12/01/2020	10/11/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	12/06/2020	10/11/2021	4340	Late Fee	573.09	573.09	0.00	0.00	0.00	573.09
The Karmic Leaf, LLC	01/01/2021	01/01/2021	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	01/01/2021	01/01/2021	4355	Parking	175.00	175.00	0.00	0.00	0.00	175.00
The Karmic Leaf, LLC	02/01/2021	02/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	02/01/2021	02/01/2021	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	02/01/2021	02/01/2021	4355	Parking	175.00	175.00	0.00	0.00	0.00	175.00
The Karmic Leaf, LLC	02/06/2021	10/11/2021	4340	Late Fee	576.03	576.03	0.00	0.00	0.00	576.03
The Karmic Leaf, LLC	03/01/2021	03/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	03/01/2021	03/01/2021	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	03/01/2021	03/01/2021	4355	Parking	175.00	175.00	0.00	0.00	0.00	175.00
The Karmic Leaf, LLC	04/01/2021	04/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	04/01/2021	04/01/2021	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	04/01/2021	04/01/2021	4355	Parking	175.00	175.00	0.00	0.00	0.00	175.00
The Karmic Leaf, LLC	05/01/2021	05/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	05/01/2021	05/01/2021	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
The Karmic Leaf, LLC	05/01/2021	05/01/2021	4355	Parking	175.00	175.00	0.00	0.00	0.00	175.00
The Karmic Leaf, LLC	05/06/2021	10/11/2021	4340	Late Fee	576.32	576.32	0.00	0.00	0.00	576.32
The Karmic Leaf, LLC	06/01/2021	06/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	06/01/2021	06/01/2021	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	07/01/2021	07/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	07/01/2021	07/01/2021	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	08/01/2021	08/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	08/01/2021	08/01/2021	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	08/06/2021	10/11/2021	4340	Late Fee	558.85	558.85	0.00	0.00	0.00	558.85
The Karmic Leaf, LLC	09/01/2021	09/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	09/01/2021	09/01/2021	4110	Base Rent	3,759.15	3,759.15	0.00	0.00	0.00	3,759.15
The Karmic Leaf, LLC	09/06/2021	10/11/2021	4340	Late Fee	557.11	557.11	0.00	0.00	0.00	557.11
The Karmic Leaf, LLC	10/01/2021	10/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	10/01/2021	10/01/2021	4110	Base Rent	3,871.92	3,871.92	0.00	0.00	0.00	3,871.92
The Karmic Leaf, LLC	10/06/2021	10/12/2021	4340	Late Fee	556.93	556.93	0.00	0.00	0.00	556.93
The Karmic Leaf, LLC	11/01/2021	11/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	0.00	1,253.05
The Karmic Leaf, LLC	11/01/2021	11/01/2021	4110	Base Rent	3,871.92	3,871.92	0.00	0.00	0.00	3,871.92
The Karmic Leaf, LLC	12/01/2021	12/01/2021	4210	CAM Charges	1,253.05	1,253.05	0.00	0.00	1,253.05	0.00
The Karmic Leaf, LLC	12/01/2021	12/01/2021	4110	Base Rent	3,871.92	3,871.92	0.00	0.00	3,871.92	0.00
The Karmic Leaf, LLC	01/01/2022	01/01/2022	4210	CAM Charges	1,253.05	1,253.05	1,253.05	0.00	0.00	0.00
The Karmic Leaf, LLC	01/01/2022	01/01/2022	4110	Base Rent	3,871.92	3,871.92	3,871.92	0.00	0.00	0.00
					88,376.02	86,135.17	5,124.97	0.00	5,124.97	75,885.23

The Cathedral Building - 1020 12th St Sacramento, CA 95814 - Unit 402 - Ortiz, Jesus (Jesse) R.

Ortiz, Jesus (Jesse) R.	11/24/2021	11/26/2021	5142	Locksmith & Security	25.00	25.00	0.00	0.00	25.00	0.00
Ortiz, Jesus (Jesse) R.	12/01/2021	11/16/2021	4355	Parking	175.00	175.00	0.00	0.00	175.00	0.00
Ortiz, Jesus (Jesse) R.	12/01/2021	12/01/2021	4110	Base Rent	1,695.00	1,695.00	0.00	0.00	1,695.00	0.00
Ortiz, Jesus (Jesse) R.	12/04/2021	12/16/2021	4340	Late Fee	80.00	80.00	0.00	80.00	0.00	0.00
Ortiz, Jesus (Jesse) R.	01/01/2022	01/01/2022	4110	Base Rent	1,695.00	1,695.00	1,695.00	0.00	0.00	0.00
Ortiz, Jesus (Jesse) R.	01/01/2022	01/01/2022	4355	Parking	175.00	175.00	175.00	0.00	0.00	0.00
Ortiz, Jesus (Jesse) R.	01/04/2022	01/05/2022	4340	Late Fee	80.00	80.00	80.00	0.00	0.00	0.00
					3,925.00	3,925.00	1,950.00	80.00	1,895.00	0.00

The Cathedral Building - 1020 12th St Sacramento, CA 95814 - Unit BS01 Cathedral Storage - Flores, Erika

Flores, Erika	01/04/2022	01/04/2022	4110	Base Rent	150.00	100.00	100.00	0.00	0.00	0.00
---------------	------------	------------	------	-----------	--------	--------	--------	------	------	------

Payer Name	Charge Date	Posting Date	GL Account Number	GL Account Name	Total Amount	Amount Receivable	0-30	31-60	61-90	91+
Total					862,934.22	858,237.70	68,281.84	80.00	68,126.84	721,749.02

Debtor 12th & K St. Mall Partners, LLC
Name

Case number (If known) 2:22-bk-10061-BR

55.1. Mixed-use property located at 1020 12th Street Sacramento, CA 95814; APN 006-0105-009-0000; 35 rental spaces; ground floor consists of commercial retail space, the largest commercial retail tenant occupies a portion of the ground floor and a portion of the second floor, the remaining portion of the second floor consists of office space, the third and fourth floors consist of 23 loft style residential units; property is 97% occupied.

	Fee simple	\$0.00		\$15,925,000.00
--	------------	--------	--	-----------------

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$15,925,000.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☒ No. Go to Part 12.
☐ Yes Fill in the information below.

Debtor 12th & K St. Mall Partners, LLC
Name

Case number (If known) 2:22-bk-10061-BR

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$12,646.71	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$862,934.22	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$15,925,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$875,580.93	+ 91b. \$15,925,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$16,800,580.93

Fill in this information to identify the case:

Debtor name 12th & K St. Mall Partners, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 2:22-bk-10061-BR

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
2.1	<p>City of Sacramento</p> <p>Creditor's Name</p> <p>Attn: Leslie Fritzsche 1030 15th Street, 2nd FL Sacramento, CA 95814</p> <p>Creditor's mailing address</p> <p>Creditor's email address, if known</p> <p>Date debt was incurred</p> <p>Last 4 digits of account number</p> <p>Do multiple creditors have an interest in the same property?</p> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p> <p>1. DCR Mortgage 10 Sub 2, LLC</p> <p>2. City of Sacramento</p>	<p>Describe debtor's property that is subject to a lien</p> <p>Mixed-use property located at 1020 12th Street Sacramento, CA 95814; APN 006-0105-009-0000; 35 rental spaces; ground floor consists of commercial retail space, the largest commercial retail tenant occupies a portion of the ground floor and</p> <p>Describe the lien</p> <p>Second Mortgage</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is:</p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>	\$2,300,000.00	\$17,500,000.00

2.2	<p>DCR Mortgage 10 Sub 2, LLC</p> <p>Creditor's Name</p> <p>Directed Capital Resources Attn: Lance B Amano 10650 Scripps Ranch Blvd., Ste 210 San Diego, CA 92131</p> <p>Creditor's mailing address</p>	<p>Describe debtor's property that is subject to a lien</p> <p>Mixed-use property located at 1020 12th Street Sacramento, CA 95814; APN 006-0105-009-0000; 35 rental spaces; ground floor consists of commercial retail space, the largest commercial retail tenant occupies a portion of the ground floor and</p> <p>Describe the lien</p> <p>First Mortgage</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No</p>	\$12,284,104.38	\$17,500,000.00
-----	---	--	-----------------	-----------------

Debtor 12th & K St. Mall Partners, LLC Case number (if known) 2:22-bk-10061-BR
Name

Creditor's email address, if known

☐ Yes

Is anyone else liable on this claim?

Date debt was incurred

☒ No

Last 4 digits of account number

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Do multiple creditors have an interest in the same property?

☐ No

☒ Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

2.3 Sacramento County Tax Collector

Creditor's Name

PO Box 508

Sacramento, CA 95812-0508

Creditor's mailing address

Describe debtor's property that is subject to a lien

1020 12th Street, Sacramento, CA 95814

\$0.00

\$17,000,000.00

Describe the lien

Property Taxes

Is the creditor an insider or related party?

☒ No

☐ Yes

Is anyone else liable on this claim?

☒ No

☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

☒ No

☐ Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

Check all that apply

☐ Contingent

☐ Unliquidated

☐ Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$14,584,104.
38

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

DCR Mortgage 10 Sub 3, LLC
Jennifer L. Pruski, Esquire
Trainor Fairbrook
Post Office Box 255824
Sacramento, CA 95865

Line 2.2

Fill in this information to identify the case:

Debtor name 12th & K St. Mall Partners, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 2:22-bk-10061-BR

☐ Check if this is an
amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☐ No. Go to Part 2.

☒ Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

			Total claim	Priority amount
2.1	Priority creditor's name and mailing address California Dept of Tax and Fee Admi Special Ops, MIC 29 PO Box 942879 Sacramento, CA 94279-0005 Date or dates debt was incurred Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00	\$0.00
2.2	Priority creditor's name and mailing address Employment Developement Dept Bankruptcy Group MIC 92E PO Box 826806 Sacramento, CA 94206-0001 Date or dates debt was incurred Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00	\$0.00

Debtor	12th & K St. Mall Partners, LLC Name	Case number (if known)	2:22-bk-10061-BR
--------	---	------------------------	------------------

2.3	Priority creditor's name and mailing address Franchise Tax Board Bankruptcy Section MS: A-340 P.O. Box 2952 Sacramento, CA 95812-2952	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$273.55	\$0.00
Date or dates debt was incurred		Basis for the claim:		
Last 4 digits of account number		Is the claim subject to offset?		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

2.4	Priority creditor's name and mailing address Internal Revenue Service P.O. Box 7346 Philadelphia, PA 19101-7346	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$0.00	\$0.00
Date or dates debt was incurred		Basis for the claim:		
Last 4 digits of account number		Is the claim subject to offset?		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

			Amount of claim	
--	--	--	-----------------	--

3.1	Nonpriority creditor's name and mailing address 600 12th Street 4910 W 1st Street Los Angeles, CA 90004 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$85.43	
-----	--	---	---------	--

3.2	Nonpriority creditor's name and mailing address A Better Plumbing Co., Inc. PO Box 161267 Sacramento, CA 95816 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$325.00	
-----	---	---	----------	--

3.3	Nonpriority creditor's name and mailing address ABM Parking 1100 J Street Sacramento, CA 95814 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,800.00	
-----	---	---	------------	--

Debtor 12th & K St. Mall Partners, LLC
Name

Case number (if known) 2:22-bk-10061-BR

3.4	Nonpriority creditor's name and mailing address Air Systems Service & Construction 10381 Old Placerville Road, #100 Sacramento, CA 95827 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$12,832.99
3.5	Nonpriority creditor's name and mailing address Alltech Gates & Entry Controls, Inc 5325 Elkhorn Blvd., Ste. 314 Sacramento, CA 95842 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$245.00
3.6	Nonpriority creditor's name and mailing address Alvarado Smith 1 MacArthur Place Santa Ana, CA 92707 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.7	Nonpriority creditor's name and mailing address AT&T PO Box 5025 Carol Stream, IL 60197-5025 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$466.56
3.8	Nonpriority creditor's name and mailing address Bank of Commerce Merchants Bank of Commerce P.O. Box 994748 Redding, CA 96099-4748 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.9	Nonpriority creditor's name and mailing address Benjamin Rothchild 700 Blomfield Ave. #549 Bloomfield, CT 06002-4244 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Former tenant</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,358.33
3.10	Nonpriority creditor's name and mailing address Carter, Doug 130 Ascot Avenue Rio Linda, CA 95673 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00

Debtor 12th & K St. Mall Partners, LLC
Name

Case number (if known) 2:22-bk-10061-BR

3.11	Nonpriority creditor's name and mailing address Chicago Trust Admin. Servcies LLC FBO Mitch Argon 401-K 40 E Chicago Avenue#148 Chicago, IL 60611 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> <u>0.4319% interest in 12th & K St. Mall Partners, LLC which owns property at 1020 12th St., Sacramento, CA</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.12	Nonpriority creditor's name and mailing address Chicago Trust Admin. Servcies LLC FBO Maureen Argon 401-K 40 E Chicago Avenue#148 Chicago, IL 60611 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> <u>0.413% interest in 12th & K St. Mall Partners, LLC which owns property at 1020 12th St., Sacramento, CA</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.13	Nonpriority creditor's name and mailing address City of Sacramento Dept of Utilities PO Box 2770 Sacramento, CA 95812-2770 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$12,235.07
3.14	Nonpriority creditor's name and mailing address Clippinger Investment Properties Inc 4910 W. 1st Street Los Angeles, CA 90004 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$95,383.99
3.15	Nonpriority creditor's name and mailing address Comcast Business 9602 S 300 W Sandy, UT 84070-3340 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,915.54
3.16	Nonpriority creditor's name and mailing address Comcast Cable 9602 S 300 W Sandy, UT 84070-3340 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,250.23
3.17	Nonpriority creditor's name and mailing address Daniel & Julie Gray Trustees of the Gray Living Trust 4/26/07 17 N. Pasture Westport, CT 06880 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> <u>1.7275% interest in 12th & K St. Mall Partners, LLC which owns property at 1020 12th St., Sacramento, CA</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00

Debtor 12th & K St. Mall Partners, LLC
Name

Case number (if known) 2:22-bk-10061-BR

3.18	Nonpriority creditor's name and mailing address Daniel A Bornstein& Linda Bornstein Trustee of the Daneil & Linda Bornstein Living Trust DTD 2.9.1996 5913 Featherlight Place Santa Rosa, CA 95409 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$0.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> <u>0.5182% interest in 12th & K St. Mall Partners, LLC which owns property at 1020 12th St., Sacramento, CA</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.19	Nonpriority creditor's name and mailing address Danielson Kim Law Group P.C. 5170 Golden Foothill Pkwy. El Dorado Hills, CA 95762 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$9,066.50 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.20	Nonpriority creditor's name and mailing address David L Gilbert & Deborah L Gilbert 25021 Adelanto Laguna Niguel, CA 92677 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$0.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> <u>1.7275% interest in 12th & K St. Mall Partners, LLC which owns property at 1020 12th St., Sacramento, CA</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.21	Nonpriority creditor's name and mailing address Deodoro Ortiz Ortiz Cleaners 123 Bell Avenue Sacramento, CA 95838 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$6,050.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.22	Nonpriority creditor's name and mailing address Derrik A. Elder 1404 Katelyn Court Yukon, OK 73099 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$797.50 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.23	Nonpriority creditor's name and mailing address DLA Piper LLP 2000 Avenue of the Stars, Ste. 400 Los Angeles, CA 90067 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$30,732.41 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.24	Nonpriority creditor's name and mailing address Dry Creek Construction 425 Pine Street, Ste 1-F Galt, CA 95632 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$18,154.01 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Debtor 12th & K St. Mall Partners, LLC
Name

Case number (if known) 2:22-bk-10061-BR

3.25	Nonpriority creditor's name and mailing address Eagle Carpet Care 1354 Keswick Lane Lincoln, CA 95648 Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$190.00
3.26	Nonpriority creditor's name and mailing address Easy Clean Carpet Care PO Box 22981 Sacramento, CA 95822 Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$120.00
3.27	Nonpriority creditor's name and mailing address Elevator Technology, Inc 2050 Arroyo Vista Way El Dorado Hills, CA 95762 Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$675.00
3.28	Nonpriority creditor's name and mailing address Elliott, Lane 1017 L Street Sacramento, CA 95814 Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$50.00
3.29	Nonpriority creditor's name and mailing address Farmers Insurance Exchange PO Box 2847 Flint, MI 48501-2847 Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$5,748.81
3.30	Nonpriority creditor's name and mailing address Fast Signs 1720 Fulton Avenue Sacramento, CA 95825 Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$434.61
3.31	Nonpriority creditor's name and mailing address Financial Credit Network PO BOX 3064 Visalia, CA 93278 Date(s) debt was incurred _ Last 4 digits of account number _	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$363.60

Debtor	12th & K St. Mall Partners, LLC <small>Name</small>	Case number (if known)	2:22-bk-10061-BR
--------	--	------------------------	------------------

3.32	Nonpriority creditor's name and mailing address G. Rossi Florist 1208 J Street Sacramento, CA 95814 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,073.02
3.33	Nonpriority creditor's name and mailing address Global Gate Controls Inc 3531 S. Logan Street, Ste. D403 Englewood, CO 80113 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$125.10
3.34	Nonpriority creditor's name and mailing address HD Supply Facilities MaintenanceLTD PO Box 509058 San Diego, CA 92150-9058 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,870.37
3.35	Nonpriority creditor's name and mailing address Highlander Termite & Pest Control 3971 Duroch Road, Ste. C Shingle Springs, CA 95682 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,068.00
3.36	Nonpriority creditor's name and mailing address Industrial Door Company 10235 Systems Parkway, Ste. B Sacramento, CA 95827 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$12,026.33
3.37	Nonpriority creditor's name and mailing address James Brother Cleaning P.O. Box 69 Elk Grove, CA 95759 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$300.00
3.38	Nonpriority creditor's name and mailing address John A & Sheila D. Valenzuela Trustees of the Valenzuela Family Trust DTD 9/12/96 9 Cort Rivera San Clemente, CA 92673 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> <u>0.8637% interest in 12th & K St. Mall Partners, LLC which owns property at</u> <u>1020 12th St., Sacramento, CA</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00

Debtor 12th & K St. Mall Partners, LLC
Name

Case number (if known) 2:22-bk-10061-BR

3.39	Nonpriority creditor's name and mailing address Leslie R Olson, Trustee of the Olson Family Trust DTD 1/3/2002 29 Hancock Laguna Niguel, CA 92677 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> _____ <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> <u>1.2092% interest in 12th & K St. Mall Partners, LLC which owns property at</u> <u>1020 12th St., Sacramento, CA</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.40	Nonpriority creditor's name and mailing address Maintenance Supply Headquarters, LP PO Box 509058 San Diego, CA 92150-9058 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> _____ <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.41	Nonpriority creditor's name and mailing address Megan Mobile Notary 8943 Bertwin Way Elk Grove, CA 95758 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> _____ <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$60.00
3.42	Nonpriority creditor's name and mailing address Melanie Hogue 7541 Southwest 1st Street Fort Lauderdale, FL 33317 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> _____ <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$50.00
3.43	Nonpriority creditor's name and mailing address Morgan, Ray 3131 Esplanade Chico, CA 95973 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> _____ <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$160.00
3.44	Nonpriority creditor's name and mailing address National Fire Systems, Inc. 8521 Morrison Creek Drive Sacramento, CA 95828 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> _____ <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,232.94
3.45	Nonpriority creditor's name and mailing address Nikias Law, PC 12026 Rhode Island Ave., PH2 Los Angeles, CA 90025 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> _____ <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$150.00

Debtor	12th & K St. Mall Partners, LLC <small>Name</small>	Case number (if known)	2:22-bk-10061-BR
--------	--	------------------------	------------------

3.46	Nonpriority creditor's name and mailing address Overhead Door Co. of Sacramento Inc PO Box 231608 Sacramento, CA 95823 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$210.00
3.47	Nonpriority creditor's name and mailing address Pacific Properties Group 12100 Wilshire Blvd., Ste. 1050 Los Angeles, CA 90025 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,490.00
3.48	Nonpriority creditor's name and mailing address Placer Floors, Inc. 7333 Roseville Road, Ste. 1 Sacramento, CA 95842 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,864.49
3.49	Nonpriority creditor's name and mailing address Preferred Services Building Maintenance, Inc. PO Box 221608 Sacramento, CA 95822 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$805.00
3.50	Nonpriority creditor's name and mailing address Reed C. Ferrick DMD Pension and Profit Sharing Plan 401-K 4762 Devonshire Place Santa Rosa, CA 95403 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> <u>1.2092% interest in 12th & K St. Mall Partners, LLC which owns property at</u> <u>1020 12th St., Sacramento, CA</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.51	Nonpriority creditor's name and mailing address Rex Moore 6001 Outfall Circle Sacramento, CA 95828 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$269.70
3.52	Nonpriority creditor's name and mailing address Richard & Leslie Breiman, Trustees of the Breiman Living Trust 225 Valley Oaks Drive Alamo, CA 94507 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> <u>3.4550% interest in 12th & K St. Mall Partners, LLC which owns property at</u> <u>1020 12th St., Sacramento, CA</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00

Debtor	12th & K St. Mall Partners, LLC <small>Name</small>	Case number (if known)	2:22-bk-10061-BR
--------	--	------------------------	------------------

3.53	Nonpriority creditor's name and mailing address Rico's Heating & Air 1731 Howe Ave #578 Sacramento, CA 95825 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,756.33
------	--	--	------------

3.54	Nonpriority creditor's name and mailing address Ricoch USA, Inc. Wells Fargo Vendor, Financial Serv. PO Box 650073 Dallas, TX 75265-0073 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
------	---	--	--------

3.55	Nonpriority creditor's name and mailing address River City Equipment Co., Inc. 2419 Sellers Way West Sacramento, CA 95691 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$167.50
------	---	--	----------

3.56	Nonpriority creditor's name and mailing address RMI Systems 6001 Outfall Circle Sacramento, CA 95828 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$134.85
------	--	--	----------

3.57	Nonpriority creditor's name and mailing address Robert W. Clippinger Living Trust UTD 2/24/16 4910 W 1st Street Los Angeles, CA 90004 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> 81.4775% interest in 12th & K St. Mall Partners, LLC which owns property at 1020 12th St., Sacramento, CA Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
------	--	---	--------

3.58	Nonpriority creditor's name and mailing address Robert W. Clippinger 4910 W 1st Street Los Angeles, CA 90004 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$542.69
------	--	--	----------

3.59	Nonpriority creditor's name and mailing address Ronald M. Tarbell 3 Compass Newport Coast, CA 92657 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> 7.2938% interest in 12th & K St. Mall Partners, LLC which owns property at 1020 12th St., Sacramento, CA Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
------	---	--	--------

Debtor	12th & K St. Mall Partners, LLC <small>Name</small>	Case number (if known)	2:22-bk-10061-BR
--------	--	------------------------	------------------

3.60	Nonpriority creditor's name and mailing address Sacramento County PO Box 839 Sacramento, CA 95812-0839 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Notice only</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.61	Nonpriority creditor's name and mailing address Schindler Elevator Corp. 1329 N Market Blvd., Ste. 120 Sacramento, CA 95834-2941 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,543.09
3.62	Nonpriority creditor's name and mailing address Sida's Cleaning Services, LLC 3055 Great Falls Way Sacramento, CA 95826 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Services rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$600.00
3.63	Nonpriority creditor's name and mailing address Simas Floor Company, Inc. 3550 Power Inn Road Sacramento, CA 95826 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.64	Nonpriority creditor's name and mailing address SMUD PO Box 15830 Sacramento, CA 95852-0830 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$26,441.36
3.65	Nonpriority creditor's name and mailing address TJ Elevator Service PO Box 246270 Sacramento, CA 95820 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$610.00
3.66	Nonpriority creditor's name and mailing address Turton Commercial Real Estate 1525 Ridge Creek Way Roseville, CA 95661 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$9,436.12

Debtor 12th & K St. Mall Partners, LLC
Name

Case number (if known) 2:22-bk-10061-BR

3.67 Nonpriority creditor's name and mailing address As of the petition filing date, the claim is: Check all that apply. \$145.00
Tyana D. Lewis
781 Elder Drive
West Sacramento, CA 95605
Date(s) debt was incurred
Last 4 digits of account number
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim:
Is the claim subject to offset? ☒ No ☐ Yes

3.68 Nonpriority creditor's name and mailing address As of the petition filing date, the claim is: Check all that apply. \$840.14
U.S. Bank Equipment Finance
PO Box 790448
Saint Louis, MO 63179-0448
Date(s) debt was incurred
Last 4 digits of account number
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim:
Is the claim subject to offset? ☒ No ☐ Yes

3.69 Nonpriority creditor's name and mailing address As of the petition filing date, the claim is: Check all that apply. \$0.00
Valet Living
100 S. Ashley Drive, Ste. 700
Tampa, FL 33602
Date(s) debt was incurred
Last 4 digits of account number
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim:
Is the claim subject to offset? ☒ No ☐ Yes

3.70 Nonpriority creditor's name and mailing address As of the petition filing date, the claim is: Check all that apply. \$120.00
VZ Plumbing
3637 Kodiak Way
Antelope, CA 95843
Date(s) debt was incurred
Last 4 digits of account number
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: Services rendered
Is the claim subject to offset? ☒ No ☐ Yes

3.71 Nonpriority creditor's name and mailing address As of the petition filing date, the claim is: Check all that apply. \$1,076.67
Waste Management
PO Box 541065
Los Angeles, CA 90054-1065
Date(s) debt was incurred
Last 4 digits of account number
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim:
Is the claim subject to offset? ☒ No ☐ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts
5a. \$ 273.55
5b. + \$ 272,449.28

5c. \$ 272,722.83

Fill in this information to identify the case:

Debtor name 12th & K St. Mall Partners, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 2:22-bk-10061-BR

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal*

Property

(Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 7/31/2022

State the term remaining

List the contract number of any government contract

Accurate Controls
1020 12th Street #312
Sacramento, CA 95814

2.2. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 8/31/2022

State the term remaining

List the contract number of any government contract

Ai T. Le
1020 12th Street #315
Sacramento, CA 95814

2.3. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 7/31/2022

State the term remaining

List the contract number of any government contract

Akaijah J. Hernandez
1020 12th Street #305
Sacramento, CA 95814

2.4. State what the contract or lease is for and the nature of the debtor's interest Month to month lease

State the term remaining

List the contract number of any government contract

Angela Tate
1020 12th Street, Ste. 202
Sacramento, CA 95814

Debtor 1 12th & K St. Mall Partners, LLC
First Name Middle Name Last Name

Case number (if known) 2:22-bk-10061-BR

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interest Tenant lease for 222 & 223 ends 4/30/2022

State the term remaining

List the contract number of any government contract

California Association of Local
Agency Formation Commission
Pamela Miller
1020 12th Street, Ste. 222
Sacramento, CA 95814

2.6. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 2/28/22

State the term remaining

List the contract number of any government contract

Daniil Domozhirov
1020 12th Street #401
Sacramento, CA 95814

2.7. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 10/1/2026

State the term remaining

List the contract number of any government contract

EllaJack, Inc.
Josh Nelson
2225 Hurley Way, Ste. 101
Sacramento, CA 95825

2.8. State what the contract or lease is for and the nature of the debtor's interest Month to month lease

State the term remaining

List the contract number of any government contract

Herb A. Kelly
1020 12th Street #306
Sacramento, CA 95814

2.9. State what the contract or lease is for and the nature of the debtor's interest Month to month lease

State the term remaining

List the contract number of any government contract

Holly Kroetz
1020 12th Street #309
Sacramento, CA 95814

2.10. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 6/30/22

State the term remaining

List the contract number of any government contract

James A. Thuenwachter
1020 12th Street #303
Sacramento, CA 95814

Debtor 1 12th & K St. Mall Partners, LLC
First Name Middle Name Last Name

Case number (if known) 2:22-bk-10061-BR

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

government contract

2.11. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 6/30/22

State the term remaining

List the contract number of any government contract

Jesus R. Ortiz
1020 12th Street #402
Sacramento, CA 95814

2.12. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 8/31/22

State the term remaining

List the contract number of any government contract

Johnny Flores
1020 12th Street #302
Sacramento, CA 95814

2.13. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract

Jonathan Daniel Arambel
1020 12th Street, Ste. 200
Sacramento, CA 95814

2.14. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 12/31/22

State the term remaining

List the contract number of any government contract

Joshua B. Newman
1020 12th Street #315
Sacramento, CA 95814

2.15. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 8/31/22

State the term remaining

List the contract number of any government contract

Lauren Lockhart
1020 12th Street #405
Sacramento, CA 95814

2.16. State what the contract or lease is for and the nature of the debtor's interest Month to month lease

Lawrence A. Percivalle
1020 12th Street #310
Sacramento, CA 95814

Debtor 1 12th & K St. Mall Partners, LLC
First Name Middle Name Last Name

Case number (if known) 2:22-bk-10061-BR

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

State the term remaining

List the contract number of any government contract

2.17. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 5/31/22

State the term remaining

List the contract number of any government contract

Matthew H. Klein
1020 12th Street #313
Sacramento, CA 95814

2.18. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 6/30/22

State the term remaining

List the contract number of any government contract

Mayur Roa
1020 12th Street #403
Sacramento, CA 95814

2.19. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 10/31/22

State the term remaining

List the contract number of any government contract

Morgan M. Dewitt
1020 12th Street #407
Sacramento, CA 95814

2.20. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 1/30/22

State the term remaining

List the contract number of any government contract

Pedro Carrilo
1020 12th Street #406
Sacramento, CA 95814

2.21. State what the contract or lease is for and the nature of the debtor's interest Month to month lease

State the term remaining

List the contract number of any government contract

Peter S. Kearney
1020 12th Street #308
Sacramento, CA 95814

Debtor 1 12th & K St. Mall Partners, LLC

First Name

Middle Name

Last Name

Case number (if known) 2:22-bk-10061-BR

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.22. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 10/10/23

State the term remaining

List the contract number of any government contract

Prentiss Law
1020 12th Street, Ste. 225
Sacramento, CA 95814

2.23. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 7/31/22

State the term remaining

List the contract number of any government contract

R. Douglas, LLC
Ryan D. Hammonds
1020 12th Street, Ste. 112
Sacramento, CA 95814

2.24. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 9/23/24

State the term remaining

List the contract number of any government contract

The Karmic Leaf, LLC
Loren Qualls
1131 K Street, Ste. 110
Sacramento, CA 95814

2.25. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 7/31/22

State the term remaining

List the contract number of any government contract

Tyler Colin
1020 12th Street #404
Sacramento, CA 95814

2.26. State what the contract or lease is for and the nature of the debtor's interest Tenant lease ends 2/22/22

State the term remaining

List the contract number of any government contract

University of California
Student Association
Attn: Anais Lieu
1020 12th Street, Ste. 227
Sacramento, CA 95814

Fill in this information to identify the case:

Debtor name 12th & K St. Mall Partners, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 2:22-bk-10061-BR

☐ Check if this is an amended filing

Official Form 206H Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☒ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☐ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: **Codebtor**

Column 2: **Creditor**

Name

Mailing Address

Name

Check all schedules that apply:

- ☐ D
☐ E/F
☐ G

2.1

Street

City State Zip Code

2.2

Street

City State Zip Code

- ☐ D
☐ E/F
☐ G

2.3

Street

City State Zip Code

- ☐ D
☐ E/F
☐ G

2.4

Street

City State Zip Code

- ☐ D
☐ E/F
☐ G

Fill in this information to identify the case:

Debtor name 12th & K St. Mall Partners, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 2:22-bk-10061-BR

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

From the beginning of the fiscal year to filing date:
From 1/01/2022 to Filing Date

Sources of revenue
Check all that apply

☒ Operating a business
☐ Other _____

Gross revenue
(before deductions and exclusions)

TBA

For prior year:
From 1/01/2021 to 12/31/2021

☒ Operating a business
☐ Other _____

TBA

For year before that:
From 1/01/2020 to 12/31/2020

☒ Operating a business
☐ Other _____

TBA

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

Debtor 12th & K St. Mall Partners, LLC

Case number (if known) 2:22-bk-10061-BR

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer Check all that apply
3.1. TBA			<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other ____

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,825. (This amount may be adjusted on 4/01/22 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. TBA			

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
-----------------------------	--------------------------	------	-------------------

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
-----------------------------	---	-----------------------	--------

Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. Clippinger Investment Properties Inc. v Jesus R Ortiz Court has not yet assigned a case number	Eviction	Superior Court of California County of Sacramento	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. Clippinger Investment Properties Inc. v The Karmic Leaf, LLC Court has not yet assigned a case number	Eviction	Superior Court of California County of Sacramento	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a

Debtor 12th & K St. Mall Partners, LLC

Case number (if known) 2:22-bk-10061-BR

receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☐ None

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☐ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☐ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost
--	--	---------------	------------------------

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. RESNIK HAYES MORADI, LLP. 17609 Ventura Blvd. Ste 314 Encino, CA 91316	Attorney Fees \$20,000 plus \$1,717 filing fee	1/6/2022	\$20,000

Email or website address
matt@rhmfir.com

Who made the payment, if not debtor?

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☐ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
-------------------------	-----------------------------------	---------------------------	-----------------------

13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

Debtor 12th & K St. Mall Partners, LLC

Case number (if known) 2:22-bk-10061-BR

☒ None.**Who received transfer?
Address****Description of property transferred or
payments received or debts paid in exchange****Date transfer
was made****Total amount or
value****Part 7: Previous Locations****14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☐ Does not apply

	Address	Dates of occupancy From-To
14.1.	4901 W 1st Street Los Angeles, CA 90004	8/18/2021 - present
14.2.	627 N. Larchmont Blvd. Los Angeles, CA 90004	12/30/2020 - 8/17/2021
14.3.	30012 Ivy Glenn Drive, Suite 200 Laguna Niguel, CA 92677	2005 - 12/2/2020

Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
- ☐ Yes. Fill in the information below.

Facility name and address**Nature of the business operation, including type of services
the debtor provides****If debtor provides meals
and housing, number of
patients in debtor's care****Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No.
- ☐ Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☒ No. Go to Part 10.
- ☐ Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units

Debtor 12th & K St. Mall Partners, LLC

Case number (if known) 2:22-bk-10061-BR

18. Closed financial accounts

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
--	---------------------------------	-------------------------------	--	---

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☐ None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
---	--	-----------------------------	-----------------------

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☐ None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
---------------------------	-----------------------------------	-----------------------------	-----------------------

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☐ None**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.☐ No.☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	----------------------------------	--------------------	----------------

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

Debtor 12th & K St. Mall Partners, LLC

Case number (if known) 2:22-bk-10061-BR

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	------------------------------------	-----------------------------	----------------

Part 13: Details About the Debtor's Business or Connections to Any Business

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☐ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1. 12th & K St. Mall Partners, LLC 4910 W 1st Street Los Angeles, CA 90004	Real Estate - Rental	Dates business existed EIN: 20-0400617 From-To 11/12/2003 - present

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26a.1. Valencia Tax Group Ahmed Mohammed, CPA 2500 Ave Stanford, #126 Valencia, CA 91355	2019 - present

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- ☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- ☒ None

Name and address	If any books of account and records are unavailable, explain why
------------------	--

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

- ☒ None

Name and address

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

Debtor 12th & K St. Mall Partners, LLC

Case number (if known) 2:22-bk-10061-BR

- ☒ No
☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory

Date of inventory

The dollar amount and basis (cost, market, or other basis) of each inventory

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Robert W. Clippinger	Living Trust UTD 2/24/16 4910 W 1st Street Los Angeles, CA 90004	Managing Member	81.4775% interest
Name	Address	Position and nature of any interest	% of interest, if any
Ronald M. Tarbell	3 Compass Newport Coast, CA 92657	Member	7.2938% interest
Name	Address	Position and nature of any interest	% of interest, if any
Richard & Leslie Breiman, Trustees	of the Breiman Living Trust 225 Valley Oaks Drive Alamo, CA 94507	Member	3.4550% interest
Name	Address	Position and nature of any interest	% of interest, if any
David L Gilbert & Deborah L Gilbert	25021 Adelanto Laguna Niguel, CA 92677	Member	1.7275% interest
Name	Address	Position and nature of any interest	% of interest, if any
Daniel & Julie Gray Trustees	of the Gray Living Trust 4/26/07 17 N. Pasture Westport, CT 06880	Member	1.7275 % interest
Name	Address	Position and nature of any interest	% of interest, if any
Leslie R Olson, Trustee of the	Olson Family Trust DTD 1/3/2002 29 Hancock Laguna Niguel, CA 92677	Member	1.092 % interest
Name	Address	Position and nature of any interest	% of interest, if any
John A & Sheila D. Valenzuela	Trustees of the Valenzuela Family Trust DTD 9/12/96 9 Cort Rivera San Clemente, CA 92673	Member	0.8637% interest
Name	Address	Position and nature of any interest	% of interest, if any
Reed C. Ferrick DMD Pension and	Profit Sharing Plan 401-K 4762 Devonshire Place Santa Rosa, CA 95403	Member	0.8637% interest
Name	Address	Position and nature of any interest	% of interest, if any
Daniel A Bornstein & Linda Bornstein	Trustee of the Daneil & Linda Bornstein Living Trust DTD 2.9.1996 5913 Featherlight Place Santa Rosa, CA 95409	Member	0.5182% interest
Name	Address	Position and nature of any interest	% of interest, if any
Maureen Argon	40 E Chicago Avenue#148 Chicago, IL 60611	Member	0.4319% interest

Debtor 12th & K St. Mall Partners, LLC

Case number (if known) 2:22-bk-10061-BR

Name	Address	Position and nature of any interest	% of interest, if any
Mitch Argon	40 E Chicago Avenue#148 Chicago, IL 60611	Member	0.4319% interest

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No
☐ Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☐ No
☒ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1 TBA			
Relationship to debtor			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
--------------------------------	--

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the pension fund	Employer Identification number of the parent corporation
--------------------------	--

Fill in this information to identify the case:

Debtor name 12th & K St. Mall Partners, LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) 2:22-bk-10061-BR

☐ Check if this is an
amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/19

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 14: Signature and Declaration

WARNING – Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both, 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 20, 2022

Signature of individual signing on behalf of the debtor

Robert W. Clippinger
Printed name

Position or relationship to debtor Managing Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☒ No

☐ Yes